

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**

DEVELOPMENT PLAN – AREA A DIAMOND CREEK NORTH

1.0

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Requirement before a permit is granted

Prior to the grant of a planning permit for subdivision of land in Area A for residential purposes a Development Plan shall be prepared to the satisfaction of the responsible authority.

2.0

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Conditions and requirements for permits

- A permit may be granted to subdivide land before a development plan has been prepared to the satisfaction of the responsible authority, provided:
 - The subdivision is the re-subdivision of existing lots. The number of lots must not be increased; or,
 - The subdivision is by a public authority or utility service provider to create a lot for a utility installation.
- A permit may be granted for the development of buildings or works before a development plan has been prepared to the satisfaction of the responsible authority, provided that the buildings and works are associated with an existing lawfully established use.
- Any application for subdivision for the purpose of creating one or more additional residential lots shall be generally in accordance with the approved Development Plan for Area A.
- All new residential lots must be serviced with reticulated sewerage and water supply.
- All new roads in Area A shall be constructed to the satisfaction of the responsible authority and shall be generally in accordance with the approved Development Plan. New roads providing access to residential lots shall be sealed and incorporate footpaths, drainage, and underground services to the satisfaction of the responsible authority.

3.0

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Requirements for development plan

An environmental assessment shall be undertaken prior to the approval of a Development Plan. The assessment should identify and describe:

- Any areas or sites of flora or habitat significance
- Any sites or areas of heritage significance, including archaeological sites or features.
- Any areas with a slope of in excess of 20%
- Existing drainage lines and points of discharge from the area.

The Development Plan must be prepared taking into account the findings of the environmental assessment. The Development Plan must show:

- The general road layout, proposed, including the hierarchy of roads, the location of intersections with the surrounding road network, and connections between existing properties in the development area.
- Provision for emergency access to and through the development area
- Provision for pedestrian links through the development area.
- Proposed treatment of the interface to the adjacent rural land.
- Any areas where building envelopes may be required. Building envelopes may apply to land having slopes in excess of 20%, land with significant remnant native vegetation or land containing sites or features of heritage or archaeological significance. The development plan must also specify guidelines for defining, and if required, varying the building envelope for any lot.
- A drainage concept for the development area showing drainage paths servicing the whole of Area A, the proposed location of stormwater detention facilities and points of discharge to the downstream drainage network
- Provision of public open space of not less than 5% of the area of Development Area A, in addition to any land required for stormwater detention. This provision may be partly or fully met by the payment of a cash in lieu contribution to the satisfaction of the responsible authority.
- Existing title boundaries in the development area and the location and extent of the high voltage electricity transmission easement.
- A landscape concept plan for Area A, highlighting areas of vegetation to be retained and general themes for treatment of the roads in the area.